

Freeway Industrial Park

1600-2060 Chicago Ave., Riverside, CA



For Lease

Project Features

- Immediate Occupancy
- Highly Visible Location with Chicago Avenue Frontage
- Excellent Access to Interstates and Freeways
- Close Proximity to Numerous Restaurants and Hotels
- On-site Leasing and Management
- Ground Level Loading



For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

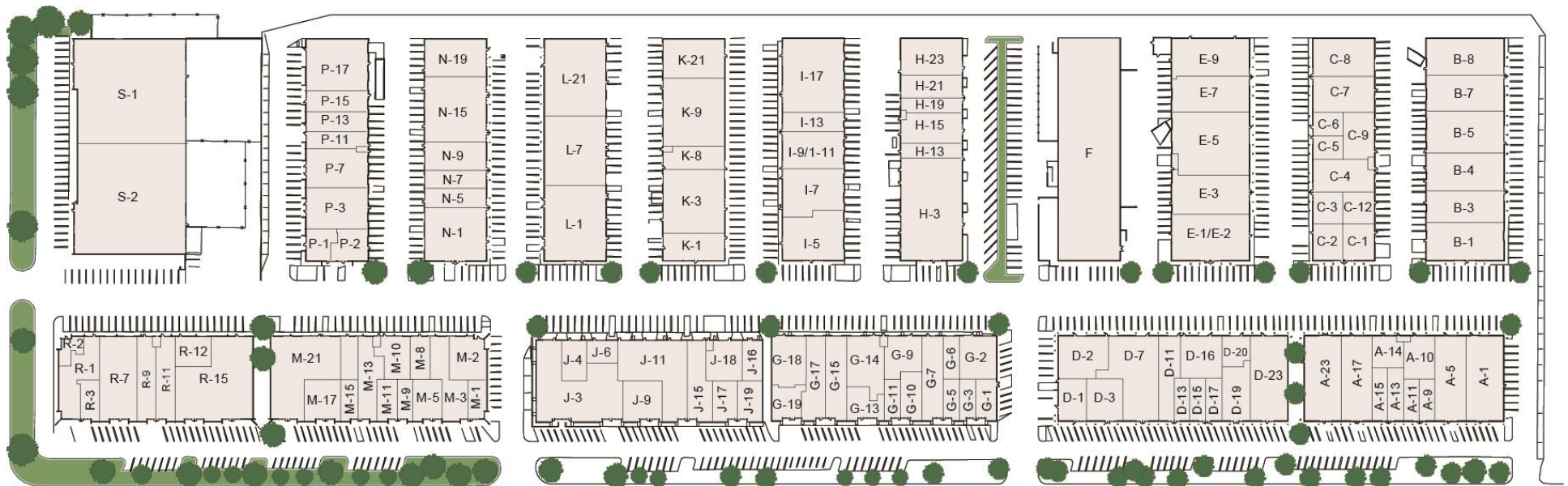
dsilverman@mca-realty.com

Freeway Industrial Park

1600 - 2060 Chicago Ave.
Riverside, CA

Site Map

Available Office Units Available Industrial Units



Available Office/Industrial Units Overview

Uses	Office/Light Industrial/Flex Uses
Parking	Office: 4/1,000 Industrial: 2/1,000
Rent Adjustment	4% Annual
Common Area Maintenance Fee	\$0.15 Per SQ. Ft.
HVAC Maintenance Fee	\$10.00 Per Unit Monthly



For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

dsilverman@mca-realty.com



Freeway Industrial Park



For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

dsilverman@mca-realty.com

MCA PROPERTY
MANAGEMENT

MCA REALTY

Available Industrial Units

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
2060 Chicago B-7	4,842	\$ 1.20 psf + \$ 0.15 CAM	\$ 6,546.00 MG	Two offices, reception and warehouse	
1600 Chicago, R-12	1,912	\$ 1.20 psf + \$ 0.15 CAM	\$ 2,581.00 MG	Two Offices and warehouse	
1960 Chicago, D-23	5,654	\$ 1.12 psf + \$ 0.12 CAM	\$ 7,086.00 MG	SUBLEASE through 7/31/27 *** Chicago Frontage	
2060 Chicago, B-3	4,241	\$ 1.20 psf + \$ 0.15 CAM	\$ 5,745.00 MG	Five offices and warehouse	
1860 Chicago, I-5	5,026	\$ 1.20 psf + \$ 0.15 CAM	\$ 6,795.00 MG	Two offices and warehouse	
2060 Chicago, C-9	1,200	\$ 1.25 psf + \$ 0.15 CAM	\$ 1,680.00 MG	One office and warehouse	

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
1860 Chicago Ave, H-15	3,320	\$ 1.20 psf + \$ 0.15 CAM	\$ 4,502.00 MG	Reception, 2 offices, 2 restrooms and warehouse	
2060 Chicago Ave, C-10	1,200	\$ 1.25 psf + \$ 0.15 CAM	\$ 1,680.00 MG	Warehouse and restroom	
2060 Chicago Ave, A-11	1,240	\$ 1.20 psf + \$ 0.15 CAM	\$ 1,684.00 MG	100% office NO warehouse	



For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

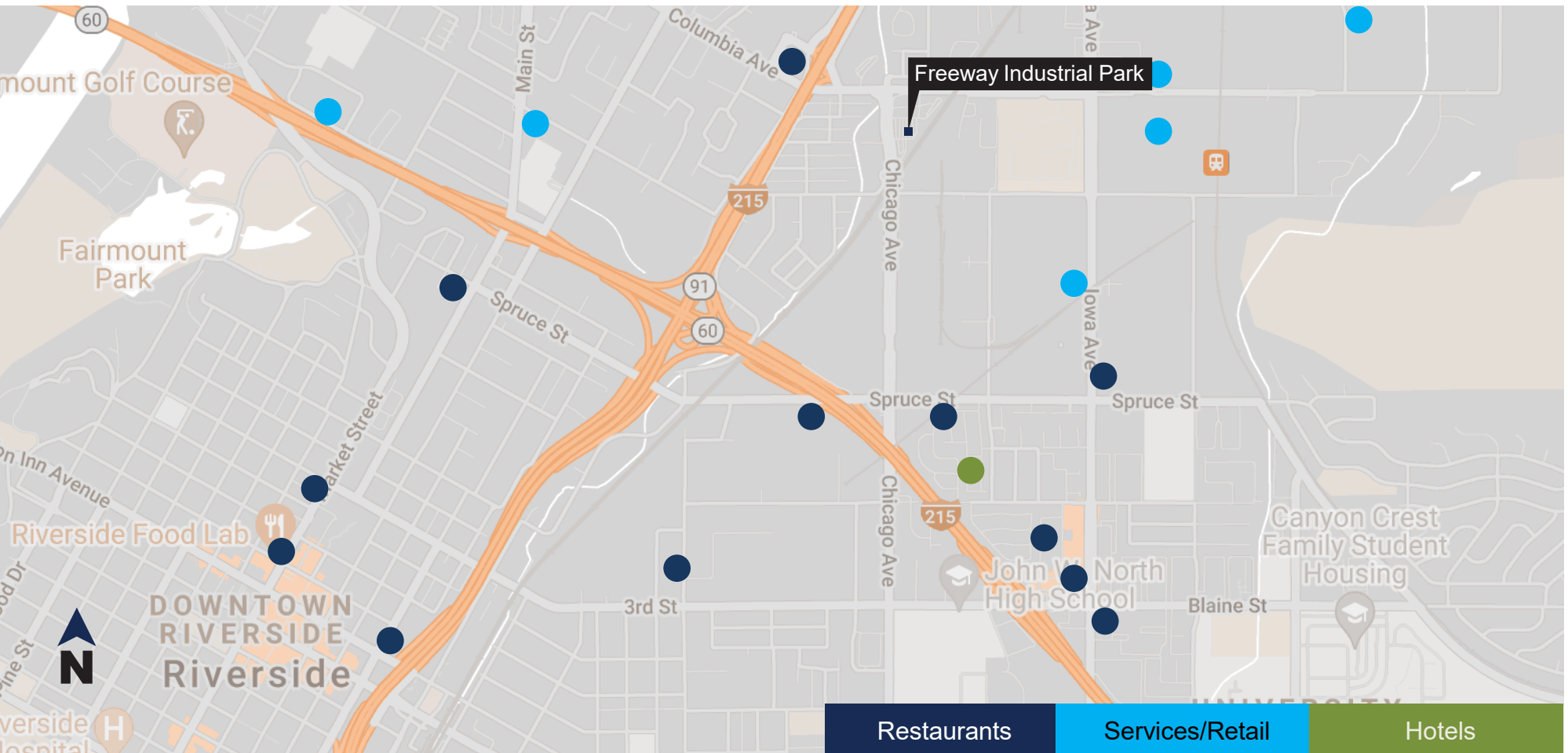
dsilverman@mca-realty.com



Freeway Industrial Park

1600 - 2060 Chicago Ave.
Riverside, CA

Amenity Map



For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

dsilverman@mca-realty.com





For leasing information, please contact:

Dalida Silverman

Senior Portfolio Manager

DRE# 01209320

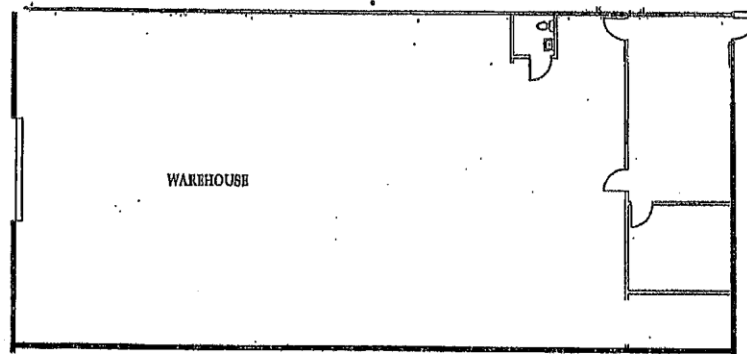
Direct (949) 656.4018

Mobile (951) 206.9364

dsilverman@mca-realty.com



No warranty or representative has been made to the accuracy of the forgoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

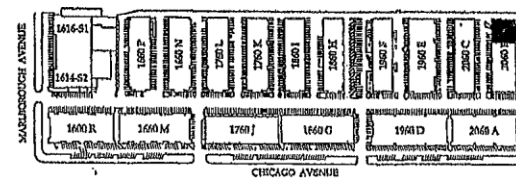


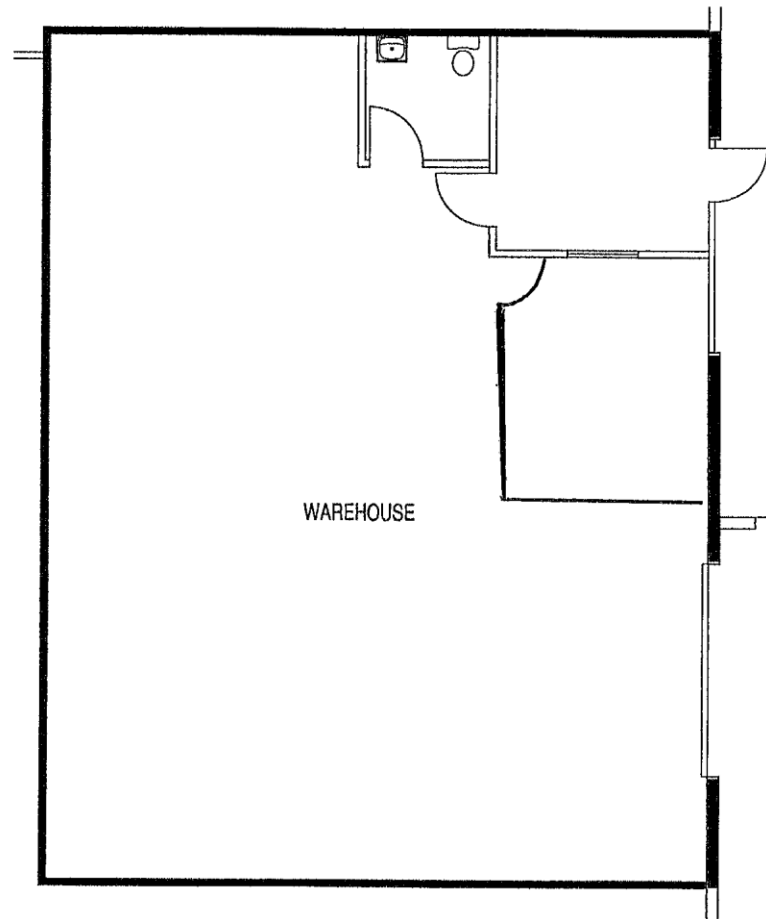
0 5' 10' 15'

SIAIA
SILVERMAN & ASSOCIATES
ARCHITECTS

2060 Chicago Ave., Suite B-7
Riverside, California 92507

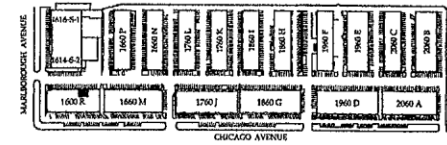
SITE PLAN





WAREHOUSE

1600 Chicago Ave, Suite R-12
Riverside, CA 92507



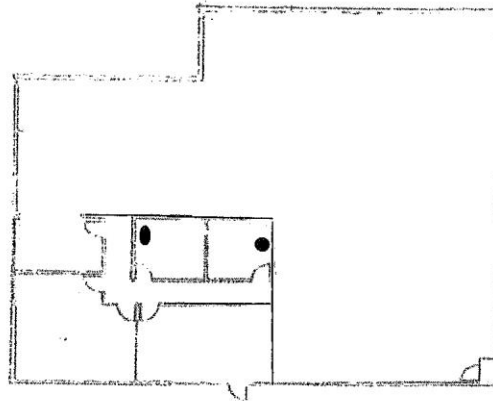
KEY PLAN



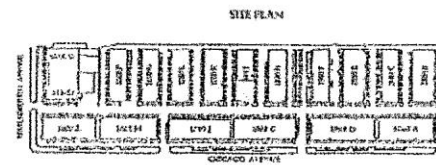
0 5 10 15
Scale: 1"=10'

Leasing Information:
951.682.6000

Riverside, California

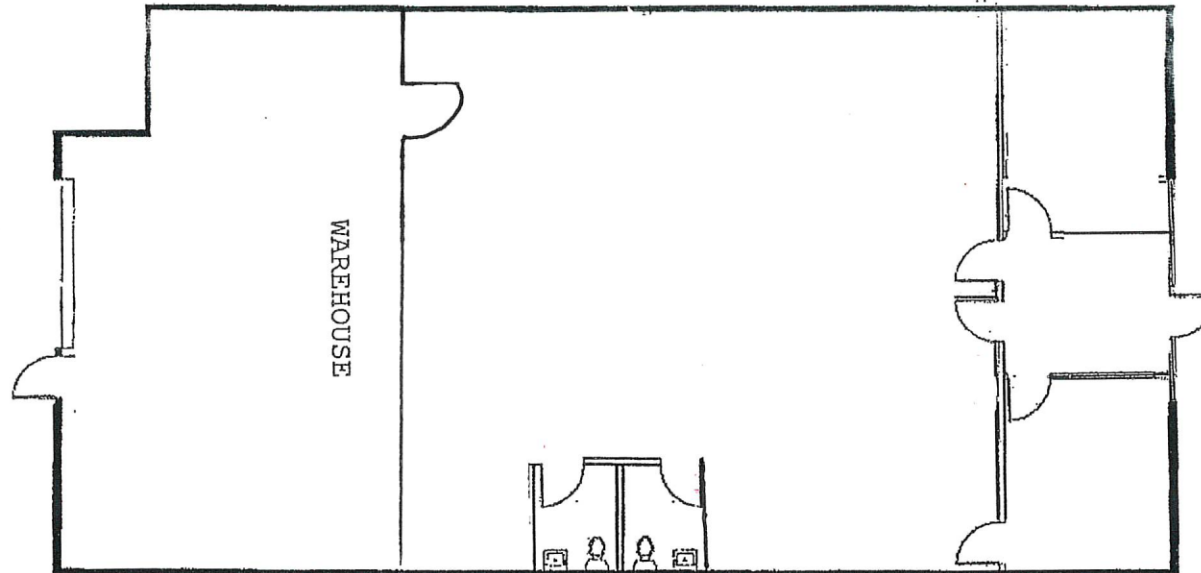


186C Chicago Ave., Suite 1-5
Riverside, California 92507



M/206

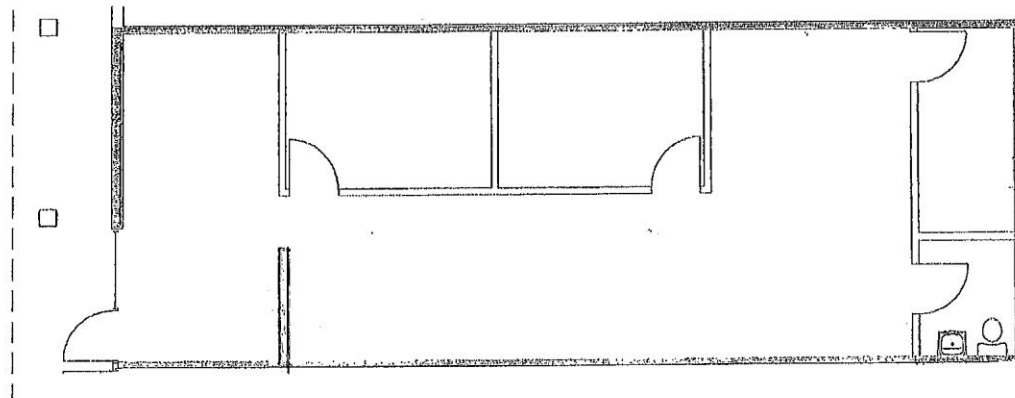
FREEWAY INDUSTRIAL PARK



0 5' 10' 15'

SIAA
ARCHITECTURAL
SERVICES, INC.

1860 Chicago Ave., Suite H-15
Riverside, California 92507



0 5 10 15
Scale: 1"=10'

2060 Chicage Ave, Suite A-11
Riverside, CA 92507



SQUAREFOOT STUDIOS
10936 CAMINITO ALTO
SAN DIEGO CA 92131
858.201.8156